



Wollescote Drive, Solihull

Guide Price £750,000





PROPERTY OVERVIEW

This well presented four bedroom detached family home is situated in a prime location, close to all local amenities and schools, yet enjoys a peaceful setting tucked away on a quiet cul-de-sac. The property is filled with an abundance of natural light throughout, creating a bright and airy atmosphere that is immediately welcoming. Upon entry, you are greeted by a spacious entrance hallway that leads through to a generous living room, perfect for relaxing or entertaining guests. Adjacent to the living room is a formal dining room, ideal for family meals and special occasions and conservatory. The fitted kitchen offers excellent views of the rear garden and is complemented by a practical utility room, providing additional space for laundry and storage needs. A guest cloakroom completes the ground floor accommodation, adding convenience for visitors and family members alike. Upstairs, you will find four generously sized bedrooms, including a large principal bedroom featuring fitted wardrobes and a private en-suite shower room. The remaining bedrooms are well-proportioned and served by a family bathroom, ensuring comfort and functionality for growing families. Outside enjoys a private rear garden with patio seating area.



The property further benefits from a lawn foregarden to the front and a driveway providing ample parking for multiple vehicles, which leads to a twin garage offering secure storage or additional parking options. With its combination of spacious living areas, practical features, and a sought-after location, this home presents an exceptional opportunity for families seeking comfort, convenience, and a welcoming community environment. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Delightful Four Bedroom Detached Family Home
- Quiet Cul-De-Sac Location Close To All Local Amenities & Schools
- Tudor Grange Academy Catchment Area
- Abundance Of Natural Light Throughout
- Spacious Living Room, Formal Dining Room & Conservatory
- Fitted Kitchen With Views Of Rear Garden
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite & Fitted Wardrobes
- Ample Parking On Driveway & Twin Garage



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

13' 0" x 18' 3" (3.97m x 5.56m)

DINING ROOM

13' 1" x 9' 3" (4.00m x 2.82m)

CONSERVATORY

12' 6" x 6' 10" (3.82m x 2.08m)

KITCHEN

15' 3" x 8' 9" (4.66m x 2.66m)

UTILITY

7' 6" x 8' 3" (2.28m x 2.52m)

INTEGRAL GARAGE ONE

7' 9" x 17' 5" (2.35m x 5.32m)

INTEGRAL GARAGE TWO

8' 2" x 13' 7" (2.48m x 4.14m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 3" x 12' 5" (4.04m x 3.78m)

ENSUITE

9' 9" x 3' 9" (2.96m x 1.14m)

BEDROOM TWO

12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM THREE

10' 0" x 9' 0" (3.06m x 2.74m)

BEDROOM FOUR

7' 10" x 10' 4" (2.38m x 3.14m)

**BATHROOM**

8' 0" x 6' 0" (2.43m x 1.83m)

TOTAL SQUARE FOOTAGE

164.0 sq.m (1766 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****PRIVATE REAR GARDEN WITH PATIO AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge/freezer, dishwasher, washing machine and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

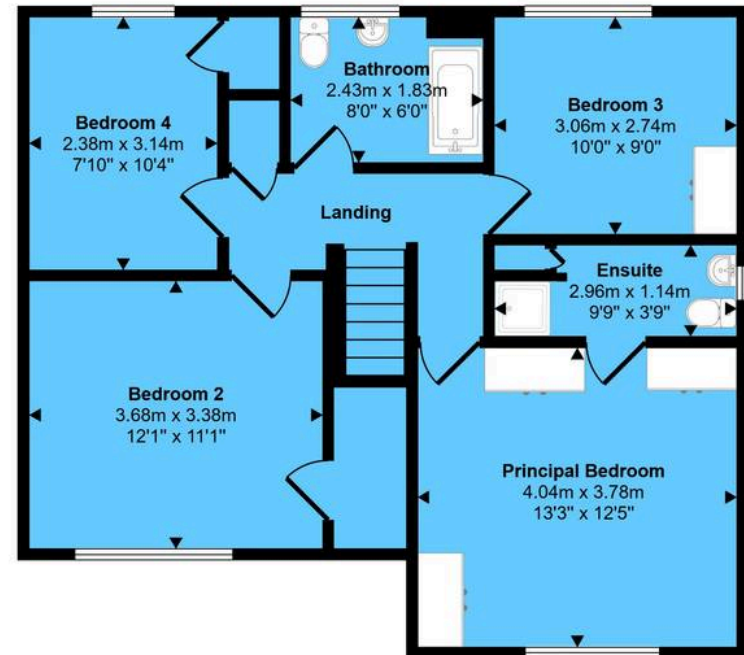
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Approx Gross Internal Area
164 sq m / 1766 sq ft



Ground Floor
Approx 99 sq m / 1069 sq ft



First Floor
Approx 65 sq m / 698 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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